

3.3 Parking and Site Circulation

OBJECTIVES

To ensure safe and accessible year-around parking and site circulation.

DESIGN GUIDELINES

1. Maximize on-street parking.
2. Locate all new parking and loading areas behind buildings.
3. Connect parking areas on abutting properties.
4. Provide appropriate snow-storage areas.
5. Avoid dead-end parking aisles.

Seasonal artwork on main street power transformers in Breckenridge



Parking spaces behind commercial buildings are maximized by elevating the accessory buildings out back



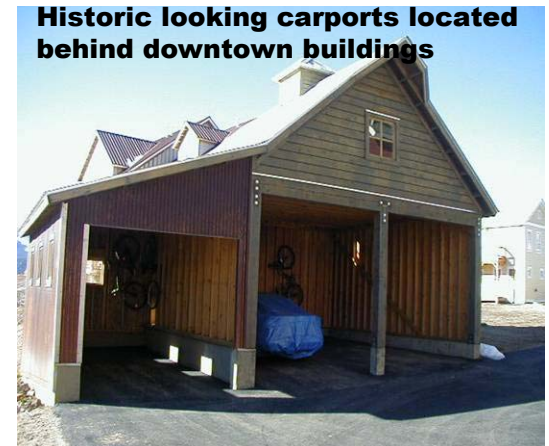
Loading areas behind buildings



Coordinated garbage and recycling areas behind main street buildings



Historic looking carports located behind downtown buildings



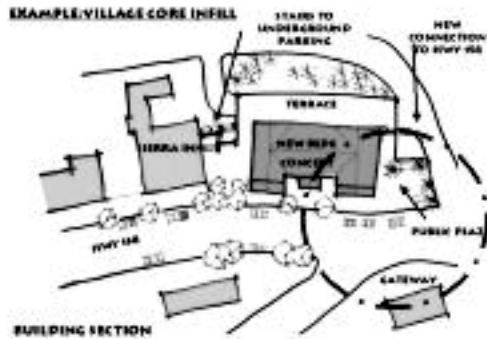
3.4 Gateways and Focal Points

OBJECTIVES

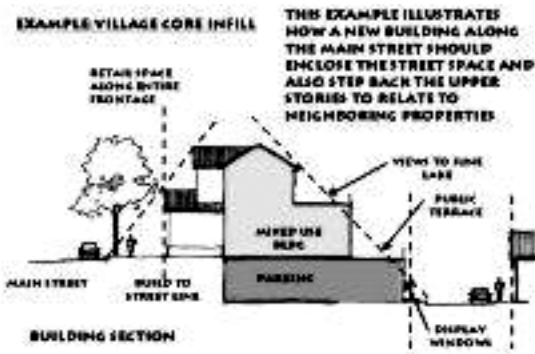
To create new gateway focal points and landmarks with appropriate building design and detailing at prominent locations.

GUIDELINES

1. Create built-form gateways at either end of the village.
2. Design focal points at the center of the Village.



BUILT FORM GATEWAY



A large mixed use building that utilizes dormers and a gable roof to reduce the perceived scale of the building

In many successful communities small houses are converted to commercial uses as the community grows out from the historic business district



3.5 Building Form

OBJECTIVES

To design buildings at a human scale, which together create an attractive village core.

A large mixed use building accommodates new residential dwellings and commercial uses



Existing gateway building in June Lake



GUIDELINES

1. Highlight prominent buildings with detailed design. Quality buildings will have pedestrian usability and help create attractive streetscapes.
2. Design buildings to respect and relate to the scale of people. One-story and two-story building heights are optimal; heights greater than two stories should be stepped back away from sidewalks and streets to preserve view corridors and maintain a human scale.
3. Design building form, including rooflines to respond to the general design and nature of other buildings along the street to create a cohesive and quality image.

This new mixed use building was designed to fit into the historic streetscape, and includes a courtyard surrounded by residential units



Rear courtyard

An infill hotel in Murphys, California sits on an old downtown parking area



A gable roof on this new fast food restaurant respects the scale of historic structures in Canmore, AB.



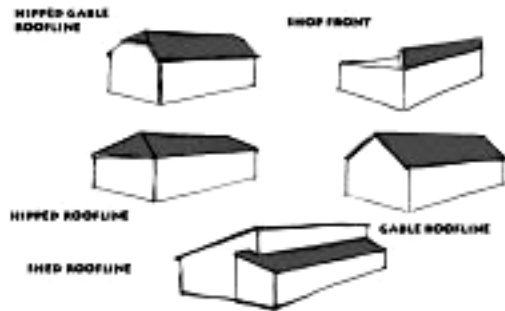
Converted gas stations



3.6 Massing and Building Design

OBJECTIVES

To relate building design to surrounding built patterns, rooflines and building heights.



The third story of this building is stepped back from the street



GUIDELINES

1. Provide a mix of uses to ensure a vibrant core.
2. Design buildings to ensure a transition in scale, form and height from adjacent buildings. Use building mass, location of windows, horizontal lines, cornices, gables and roofs to create transition and change scale.
3. Gable rooflines are the standard roof type in the community. Use dormers on larger buildings to break up the facade and create a relationship to smaller buildings.
4. An important component of the Village's main street is the re-creation of continuous building lines to define the street.
5. Build to the street line.
6. Locate active uses such as retail, service shops and restaurants at the street level to encourage pedestrian activity and interaction between internal spaces and the public realm.
7. Emphasize the main building entrance. Encourage canopies over doorways and other treatments to provide weather protected outdoor space.
8. Enclose or screen rooftop mechanical equipment. Integrate roofs and screening with the design of the building in terms of form, materials and color.

A new small library in Breckenridge with a gable roof.



Downtown Park City building with underground parking



Garage entrance Shop front

A corner building with street level restaurant and outdoor seating

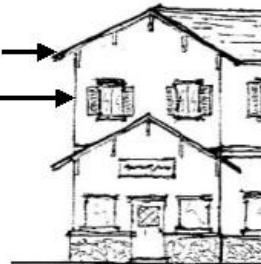


3.6 Massing and Building Design

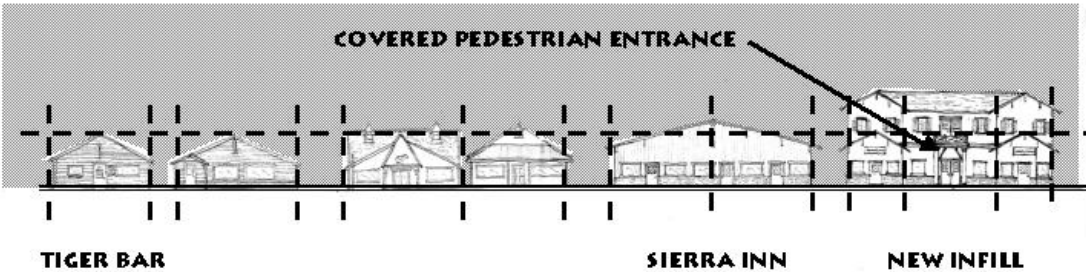
EXAMPLE: VILLAGE CORE INFILL

THIS EXAMPLE ILLUSTRATES HOW A NEW BUILDING ALONG THE MAIN STREET SHOULD REFLECT THE SCALE AND RHYTHMS OF THE EXISTING BUILDINGS

SIMILAR PITCHED ROOF
CHANGE IN MATERIALS TO BREAK UP MASS



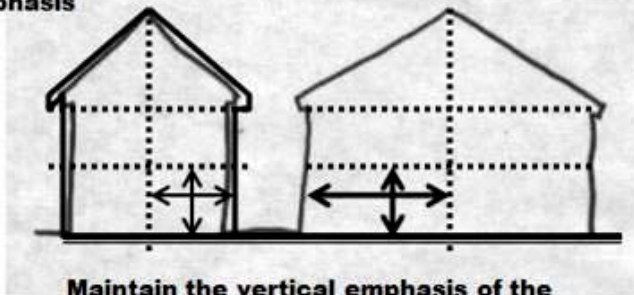
COVERED PEDESTRIAN ENTRANCE



MAIN STREET ELEVATION

Vertical emphasis

Horizontal emphasis



Maintain the vertical emphasis of the small June Lake Buildings, Winter and Assoc.

Maintain the vertical emphasis of the small June Lake Buildings, Winter and Assoc.



This architect's office in Frisco, CO. maximizes the use of this small historic structure, additional office space is located in a neighboring cabin



New main street buildings in Frisco have street-level retail with housing above, outdoor amenity areas are located on the retail rooftop

3.7 Creative Signage

OBJECTIVES

The Village of June Lake has a rich and diverse cultural heritage, which should be enhanced by good signage. Detailed guidelines should be developed for both the Village core and the new resort neighborhood.



Special event signage



Business directories and maps



Wayfinding and directional signage



Business signage

Public art incorporated into retaining walls and the family of ducks artwork along a river walk



4.0 New Neighborhood/Resort

INTRODUCTION

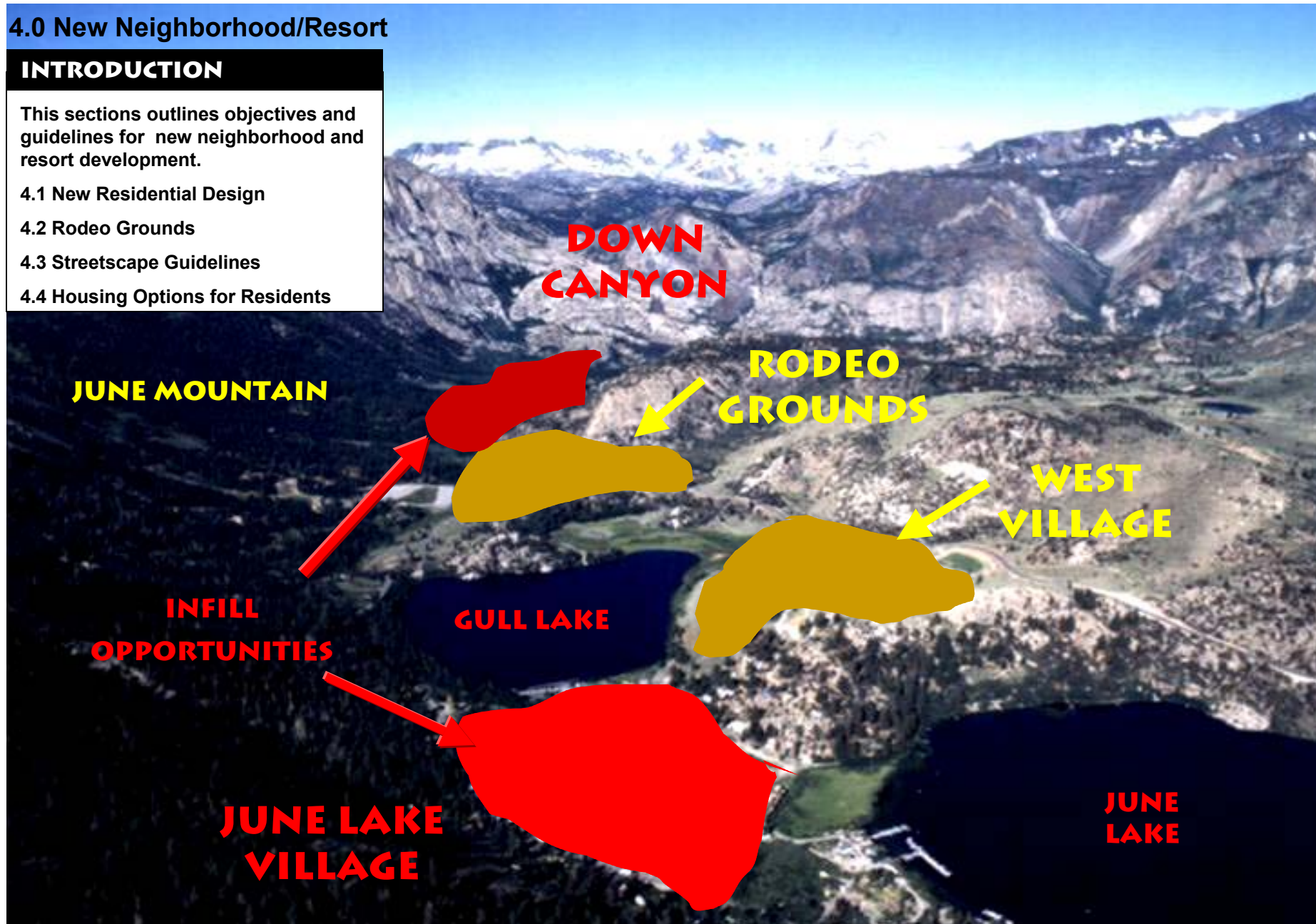
This sections outlines objectives and guidelines for new neighborhood and resort development.

4.1 New Residential Design

4.2 Rodeo Grounds

4.3 Streetscape Guidelines

4.4 Housing Options for Residents



4.1 New Residential Design

OBJECTIVES

The June Lake community is surrounded by beautiful natural lakes and forests. New and redeveloped June Lake residences should reflect the character and scale of the original rustic fishing village while fitting into the landscape.

Some workshop participants expressed concern over buildings that sit on ridgelines



During the August 14 workshop the community expressed that the “existing codes and property maintenance standards should be enforced, including the maximum building height of 35 ft.”

DESIGN GUIDELINES

1. Design the building to fit “into the landscape.”
2. Site and design buildings to match the height, scale and setback of existing structures.
3. Design homes to fit the natural topography, use the building foundations as retaining walls and limit the amount of site grading and tree removal.
4. Retain natural vegetation and quality trees wherever possible.
5. Landscape with native plants and limit the amount of maintained turf.
6. Specify cladding and roofing materials, colors and building details that respect the mountain village character.
7. Design structures with the front door facing the street, and limit garage dominance along the streetscape.
8. Design buildings to promote “eyes on the street.”
9. Design corner buildings to articulate both street-facing facades.
10. Incorporate adequate snow-storage areas into the site design.
11. Screen propane tanks (and consolidate), retaining walls and garbage enclosures.
12. Design flexible dwellings for future expansion or the development of accessory/rental/ affordable units.
13. Maintain proper fire clearance.

New small cottages in Crested Butte use cladding, roofing materials, colors and building details that respect the mountain village character.



June Lake residences should reflect the character and scale of the original rustic fishing village while fitting into the landscape



This two story house has a quaint one story façade at street level



4.1 New Residential Design

New Houses in historic Telluride are designed to match the height, scale and setback of existing structures.



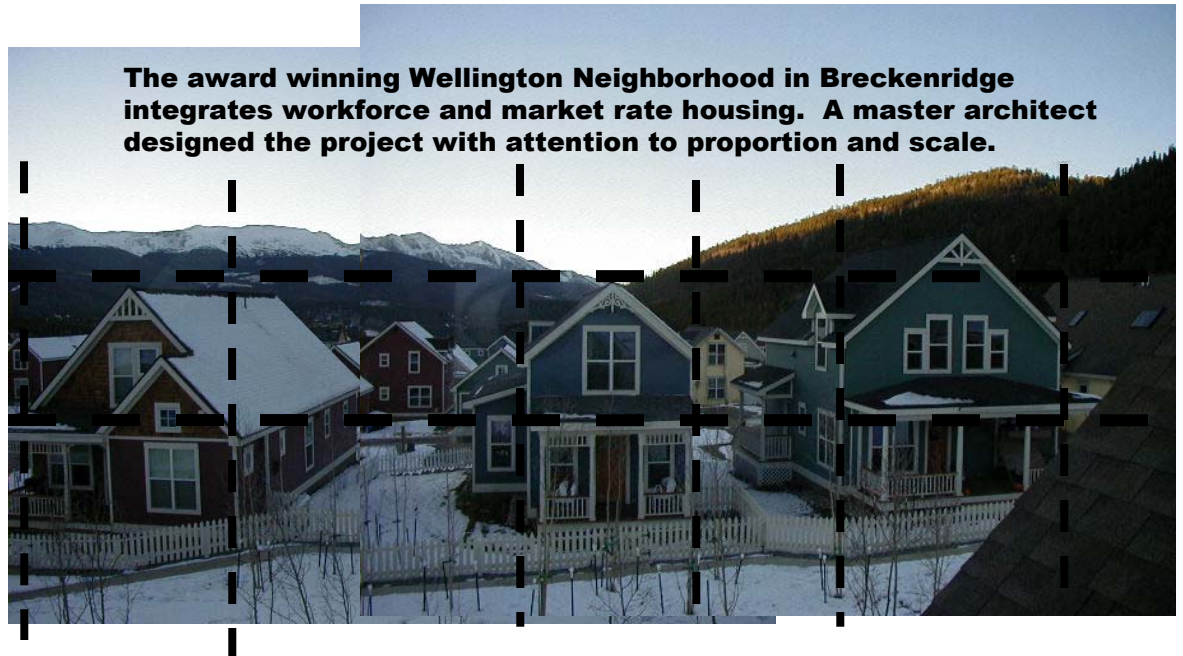
Town homes in Dillon, CO. fit “into the landscape” notice the rooflines do not break the horizon line.



The perceived height of buildings on slopes can be reduced by stepping the building into the slope, Winter and Assoc.



The award winning Wellington Neighborhood in Breckenridge integrates workforce and market rate housing. A master architect designed the project with attention to proportion and scale.



4.1 New Residential Design

Simple homes become interesting with attention to details, such as railings and decorative trim



Innovative flag lot in Boulder makes efficient use of land for an additional dwelling while maintaining existing vegetation



Workshop participants thought the aesthetics of this property would improve by nestling the building into the hillside



Design corner buildings to articulate both street-facing facades



Innovative triplex with garage off rear lane, looks like one large house in Telluride



Small home in June Lake



Design buildings to promote "eyes on the street."



Design structures with the front door facing the street, and limit garage dominance along the streetscape



June Lake house built into slope

